



City of Santa Barbara
Airport Department

DATE: March 16, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Indian Orchard Trucking, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Indian Orchard Trucking, Inc., a California Corporation, for 9,000 square feet of unpaved land, at 150 Arthur Mollenhauer Road, at the Santa Barbara Airport, effective April 1, 2011, for a monthly rental of \$1,260.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Indian Orchard Trucking, Inc., an independent trucking company, was an Airport tenant from August 1, 2005 to December 31, 2008. Indian Orchard was a tenant in good standing when they relinquished their space due to financial considerations. Indian Orchard downsized their company and, at this time, wishes to lease 9,000 square feet of yard at 150 Arthur Mollenhauer Road. The use conforms to existing zoning.

The proposed monthly building rental is based on a rate of \$.14 per square foot for unpaved land. The current land rate is \$.14 to \$.37.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map